

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- 1) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 2) Please see attached Grading review sheet (Comment 2) for comment and requirement.
- 3) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- 4) A revised tentative map and/or exhibit map are required to show the following additional items:
 - a. Please see attached Storm Drain and Hydrology review sheet (Comment 2).
 - b. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - c. Please see attached Road review sheet for comments and requirements.
 - d. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
 - e. Please see attached Water review sheet for comments and requirements.
- 5) Reconcile the grading quantities on the "Land Division Application" with the tentative map.




COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 72718

TENTATIVE MAP DATED 07/22/2014
EXHIBIT MAP 07/22/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by  Date 08/13/14 Phone (626) 458-4921
HAZEL PAROAN


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 072718

Page 1/1

TENTATIVE MAP DATED 07-22-2014
EXHIBIT MAP DATED 07-22-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Call out the screen wall height on top of the retaining walls.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 7/31/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072718\GP 072718\2014-07-23 TTR 072718 SUBMITTAL

TENTATIVE MAP DATED 07-22-2014
EXHIBIT MAP DATED 07-22-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) A revised tentative map is required to show the following additional items:
 - a. Show and call out improvements to extend the frontage road along the property frontage, including a 5 foot wide sidewalk adjacent to the property line. The frontage road shall be a minimum of 34 feet curb to curb. Permission is granted to reduce the parkway on the south side of the frontage road to 10 feet.
 - b. Provide a cross section of San Bernardino Road showing the proposed frontage street improvements, including curb, gutter, base, pavement, and sidewalk (5 feet adjacent to the property line) along the property frontage on the frontage road south of San Bernardino Road to the satisfaction of Public Works.
 - c. See additional comments on the attached check print.

Prepared by Omar Ahmed ^{OA}
tr072718r

Phone (626) 458-4921

Date 08-18-2014

TENTATIVE TRACT NO. 072718

MAJOR DIVISION OF LAND
UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES AND ABANDONMENT OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF
INGRESS & EGRESS TO OR FROM BROADMOOR AVENUE RELINQUISHED BY DOCUMENT RECORDED
NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF O.R. & TO OR FROM SAN BERNARDINO ROAD
RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF O.R.

LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 2986, AS PER MAP RECORDED IN BOOK 32 PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 1 BEARS SOUTH 88° 31' 40" EAST, AND DISTANT 455.57 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 3° 44' 50" WEST 489.45 FEET; THENCE SOUTH 85° 50' 55" EAST 288.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID POINT BEARING NORTH 4° 09' 05" EAST AND DISTANT 567.77 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 4° 09' 05" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 383.21 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 05' 40" WEST 33.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 4° 09' 05" EAST ALONG SAID EASTERLY LINE, 98.97 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 88° 05' 40" WEST ALONG SAID NORTHEASTERLY LINE, 87.00 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 31' 40" WEST ALONG SAID NORTHEASTERLY LINE, 172.04 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS A PORTION OF PARCEL 1 ON LICENSED SURVEYOR'S MAP FILED IN BOOK 43 PAGE 20 OF RECORD OF SURVEYS.

APN: 8435-027-001

EASEMENTS:

PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014

EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41837, PAGE 282 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
- AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41837, PAGE 448 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
- AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT REGISTERED JULY 13, 1948 AS DOCUMENT NO. 14581-G OF TORRENS, (PLOTTED) TO REMAIN.
- AN EASEMENT GRANTED TO COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 1965 AS INSTRUMENT NO. 4665 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BROADMOOR AVENUE HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF OFFICIAL RECORDS, (PLOTTED) ABANDONMENT REQUIRED HEREBY.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN BERNARDINO ROAD HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF OFFICIAL RECORDS, (PLOTTED) ABANDONMENT REQUIRED HEREBY.

NOTES:

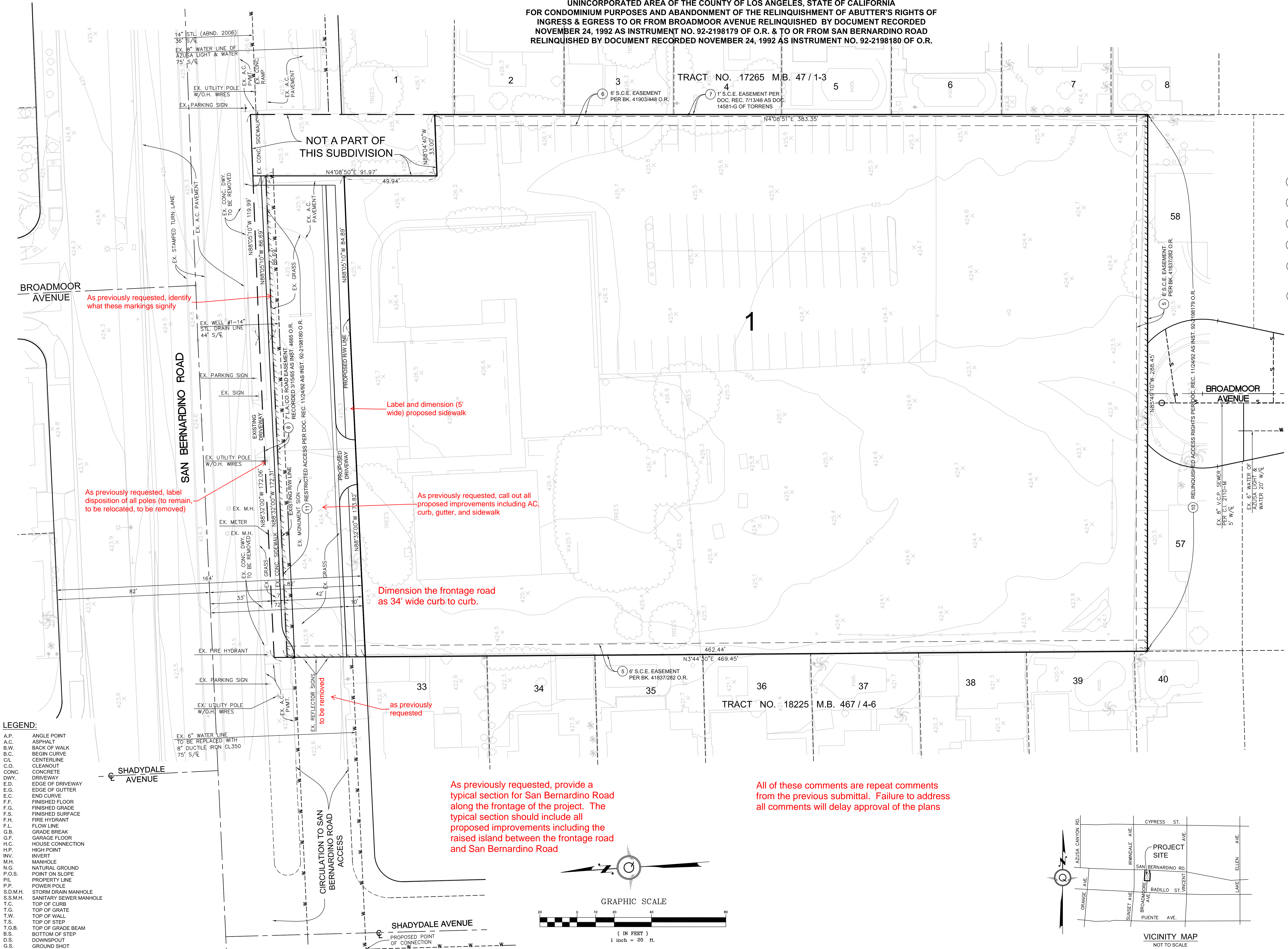
- SITE ADDRESS: 16050 E. SAN BERNARDINO ROAD, COVINA, 91722
- ASSESSORS PARCEL: 8436-027-001
- THOMAS BROTHERS: 598-F
- GENERAL PLAN/LOCAL PLAN: COUNTYWIDE
- ZONING: (ZONED DISTRICT-RWINDAL) EXISTING: A-1-6000 (LIGHT INDUSTRIAL-6,000 S.F. MIN. LOT AREA)
- LAND USE: EXISTING: CHURCH PROPOSED: RESIDENTIAL
- ADJACENT LAND USES: NORTH, SOUTH, EAST, AND WEST: RESIDENTIAL
- FLOOD ZONE: "X" PER FEMA MAP 06037C1700F DATED 09/26/2008 (PER FEMA WEB SITE)
- SEWER IS AVAILABLE IN BROADMOOR AVENUE.
- WATER IS AVAILABLE IN BROADMOOR AVENUE.
- GAS IS AVAILABLE IN BROADMOOR AVENUE.
- PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS.
- ALL LOTS WILL DRAIN TO STREET.
- ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
- ESTIMATED EARTHWORK QUANTITIES:
APPROXIMATE CUT: 8,000 C.Y.
APPROXIMATE FILL: 2,000 C.Y.
SHRINKAGE: 3,000 C.Y.
APPROXIMATE EXPORT: 3,000 C.Y.
- THERE ARE SEVERAL EXISTING STRUCTURES TREES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
- ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS.
- ANY IMPROVEMENTS REQUIRED BY THE COUNTY OF LOS ANGELES SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
- ALL LOT DIMENSIONS ARE APPROXIMATE.
- THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY ROBERT J. LUNG & ASSOCIATES AND FLOWN IN DECEMBER 2013.
- EXISTING STRUCTURES, TREES AND LANDSCAPE TO BE REMOVED.
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SUBJECT SITE.
- NOT A FLOOD HAZARD AREA.

LOT SUMMARY:

- TOTAL EXISTING LOTS: 1
- TOTAL PROPOSED LOTS: 1
- TOTAL GROSS AREA: 143,440 SQ. FT. (3.29 AC.) (TO CENTERLINE OF ABUTTING STREET)
NET AREA: 122,202 SQ. FT. (2.805 AC.)
- PROPOSED 22 UNITS.
- PROPOSED PARKING:
RESIDENTIAL PARKING PROVIDED: 44 2 CAR GARAGE SPACES
GUEST PARKING PROVIDED: 10 GUEST PARKING SPACES
APRON PARKING: 28 SPACES
TOTAL PARKING PROVIDED: 80 SPACES
- COMMON OPEN SPACE: 14,998 SQ. FT.
PRIVATE OPEN SPACE: 27,438 SQ. FT.
TOTAL OPEN SPACE: 42,436 SQ. FT.

UTILITIES COMPANIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON:	PHONE: (800) 655-4555
GAS	SEMPRA:	PHONE: (800) 427-2200
CABLE	TIME WARNER CABLE:	PHONE: (888) 255-5789
TELEPHONE	VERIZON:	PHONE: (800) 483-4000
TRASH	ATHENS SERVICES:	PHONE: (626) 336-6100
SANITARY SEWER	CITY OF AZUSA:	PHONE: (626) 384-5220
WATER	AZUSA LIGHT & WATER:	PHONE: (626) 812-5225



LEGEND:

- A.P. ANGLE POINT
- A.C. ASPHALT
- B.W. BACK OF WALK
- B.C. BEGIN CURVE
- C.L. CENTERLINE
- C.O. CLEANOUT
- C.C. CONCRETE
- D.W. DRIVEWAY
- E.D. EDGE OF DRIVEWAY
- E.G. EDGE OF GUTTER
- E.C. END CURVE
- F.F. FINISHED FLOOR
- F.G. FINISHED GRADE
- F.S. FINISHED SURFACE
- F.H. FIRE HYDRANT
- F.L. FLOW LINE
- G.B. GRADE BREAK
- G.F. GARAGE FLOOR
- H.C. HOUSE CONNECTION
- H.P. HIGH POINT
- I.V. INVERT
- M.H. MANHOLE
- N.G. NATURAL GROUND
- P.O.S. POINT ON SLOPE
- P.L. PROPERTY LINE
- P.P. POWER POLE
- S.D.M.H. STORM DRAIN MANHOLE
- S.S.M.H. SANITARY SEWER MANHOLE
- T.C. TOP OF CURB
- T.G. TOP OF GRATE
- T.W. TOP OF WALL
- T.S. TOP OF STEP
- T.G.B. TOP OF GRADE BEAM
- B.S. BOTTOM OF STEP
- D.S. DOWNSLOPE
- G.S. GROUND SHOT
- RESTRICTION OF ACCESS RIGHTS

As previously requested, provide a typical section for San Bernardino Road along the frontage of the project. The typical section should include all proposed improvements including the raised island between the frontage road and San Bernardino Road

All of these comments are repeat comments from the previous submittal. Failure to address all comments will delay approval of the plans



DIAL TOLL FREE
8 1 1
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A.DIG ALERT AT 1-800-927-2889 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER

NEWMAN GARRISON
1401 DOVE STREET
SUITE 401
NEWPORT BEACH, CA 92660
PHONE: (949) 756-0818

OWNER:

TRINITY LUTHERN CHURCH
OF COVINA CALIFORNIA
16050 E. SAN BERNARDINO ROAD
COVINA, CA 91722

BENCH MARK:

B.M. NO. G 4955 ELEV. 421.134
DPW BM TAG E CB 13M(42.7 FT) N/O
BOR @ NE COR RWINDALE AVE &
SAN BERNARDINO RD
COVINA (2005)



PLANS PREPARED BY:

MORAN CONSULTING CORPORATION
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
1907 Border Avenue
Torrance, California 90501
(310) 320-4125 Fax (310) 320-5125
E-Mail Address: bquinn@moran-corp.com

DATE: 07-21-14 JOB N°: 213042 DRAWN BY: SAZ

REVISIONS			
N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DEVELOPER:

WATT COMMUNITIES
2716 OCEAN PARK BLVD.# 2025
SANTA MONICA, CA 90405
ATTN: EFREM JOELSON
(310) 314-6074
(310) 450-0281 FAX
ejolson@wattcommunities.com

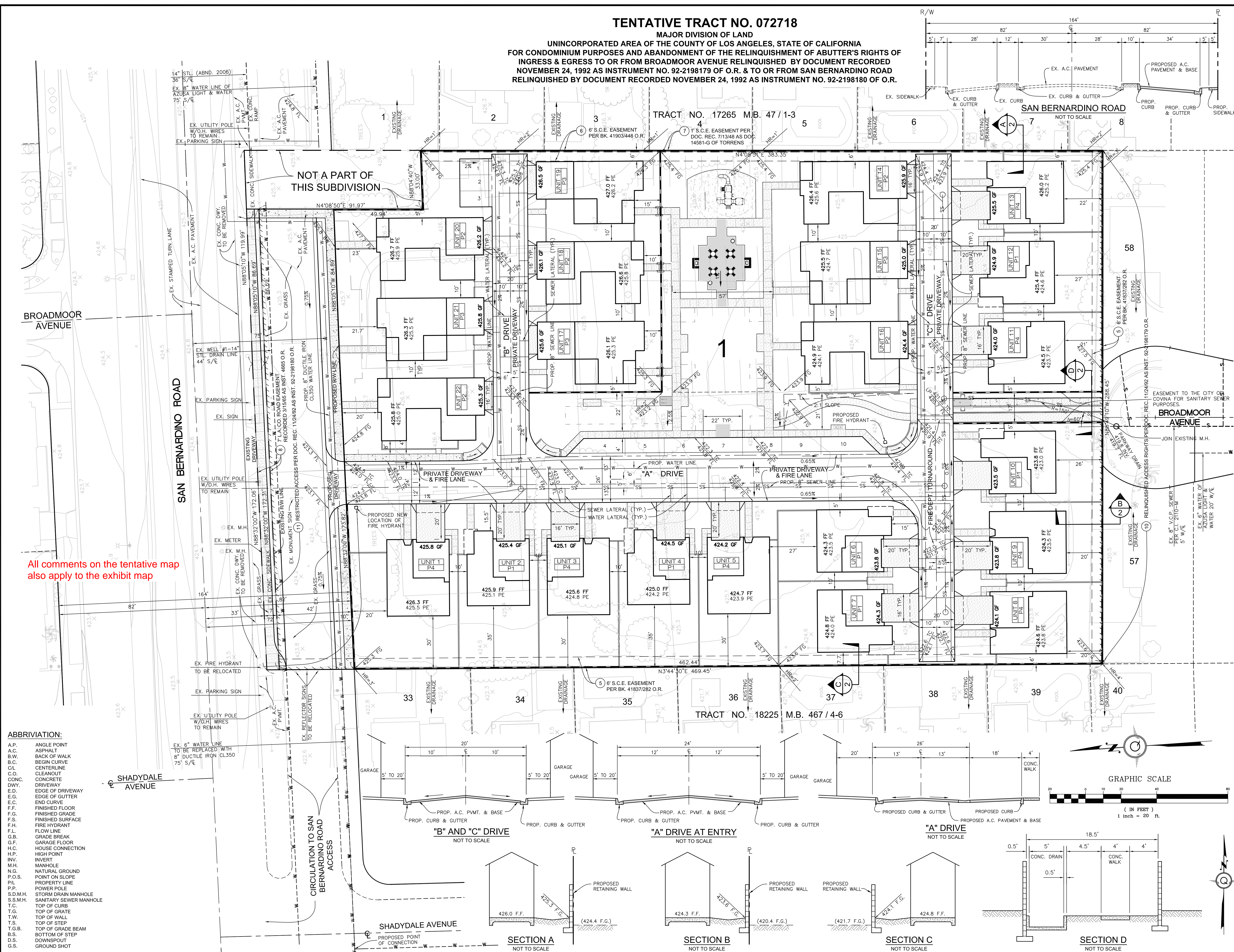
PROJECT TITLE

TENTATIVE TRACT NO. 072718

FOR CONDOMINIUM PURPOSES

JOB ADDRESS 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722	SCALE: 1" = 20'
LEGAL DESCRIPTION SEE ABOVE HEREON.	SHEET 1 OF 2

TENTATIVE TRACT NO. 072718
MAJOR DIVISION OF LAND
UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES AND ABANDONMENT OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF
INGRESS & EGRESS TO OR FROM BROADMOOR AVENUE RELINQUISHED BY DOCUMENT RECORDED
NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF O.R. & TO OR FROM SAN BERNARDINO ROAD
RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF O.R.



LEGAL DESCRIPTION:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 1 OF TRACT NO. 2986, AS PER MAP RECORDED IN BOOK 32 PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHEASTELY LINE OF SAID LOT 1 BEARS SOUTH 88° 31' 40" EAST AND DISTANT 455.57 FEET FROM THE NORTHWESTELY CORNER OF SAID LOT 1; THENCE SOUTH 3° 44' 50" WEST 489.45 FEET; THENCE SOUTH 85° 50' 55" EAST 288.46 FEET TO A POINT IN THE EASTELY LINE OF SAID LOT 1, SAID POINT BEARING NORTH 4° 09' 05" EAST AND DISTANT 567.77 FEET FROM THE SOUTHEASTELY CORNER OF SAID LOT 1; THENCE NORTH 4° 09' 05" EAST ALONG THE EASTELY LINE OF SAID LOT 1, 383.21 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 05' 40" WEST 33.00 FEET TO AN ANGLE POINT IN SAID EASTELY LINE; THENCE NORTH 4° 09' 05" EAST ALONG SAID EASTELY LINE, 98.97 FEET TO THE NORTHEASTELY LINE OF SAID LOT 1; THENCE NORTH 88° 05' 40" WEST ALONG SAID NORTHEASTELY LINE, 87.00 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 31' 40" WEST ALONG SAID NORTHEASTELY LINE, 172.04 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS A PORTION OF PARCEL 1 ON LICENSED SURVEYOR'S MAP FILED IN BOOK 43 PAGE 20 OF RECORD OF SURVEYS.
APN: 8435-027-001

EASEMENTS:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014
EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:
1. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41837, PAGE 282 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
2. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41837, PAGE 448 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
3. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT REGISTERED JULY 13, 1948 AS DOCUMENT NO. 14581-G OF TORRENS, (PLOTTED) TO REMAIN.
4. AN EASEMENT GRANTED TO COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 1965 AS INSTRUMENT NO. 4665 OF OFFICIAL RECORDS, (PLOTTED) TO REMAIN.
5. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BROADMOOR AVENUE HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF OFFICIAL RECORDS, (PLOTTED) ABANDONMENT REQUIRED HEREBY.
6. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN BERNARDINO ROAD HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF OFFICIAL RECORDS, (PLOTTED) ABANDONMENT REQUIRED HEREBY.

NOTES:
1. SITE ADDRESS: 16050 E. SAN BERNARDINO ROAD, COVINA, 91722
2. ASSESSORS PARCEL: 8436-027-001
3. THOMAS BROTHERS, 598-F
4. GENERAL PLAN/LOCAL PLAN: COUNTYWIDE
5. ZONING: (ZONED DISTRICT-RWINDAL)
EXISTING: A-1-6000 (LIGHT INDUSTRIAL-6,000 S.F. MIN. LOT AREA)
6. LAND USE:
EXISTING: CHURCH
PROPOSED: RESIDENTIAL
7. ADJACENT LAND USES:
NORTH, SOUTH, EAST, AND WEST-RESIDENTIAL
8. FLOOD ZONE: "X" PER FEMA MAP 06037C1700F DATED 09/26/2008 (PER FEMA WEB SITE)
9. SEWER IS AVAILABLE IN BROADMOOR AVENUE.
10. WATER IS AVAILABLE IN BROADMOOR AVENUE.
11. GAS IS AVAILABLE IN BROADMOOR AVENUE.
12. PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS.
13. ALL LOTS WILL DRAIN TO STREET.
14. ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
15. ESTIMATED EARTHWORK QUANTITIES:
APPROXIMATE CUT: 8,000 C.Y.
APPROXIMATE FILL: 2,000 C.Y.
SHRINKAGE: 3,000 C.Y.
APPROXIMATE EXPORT: 3,000 C.Y.
16. THERE ARE SEVERAL EXISTING STRUCTURES TREES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
17. ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS.
19. ANY IMPROVEMENTS REQUIRED BY THE COUNTY OF LOS ANGELES SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
20. ALL LOT DIMENSIONS ARE APPROXIMATE.
21. THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY ROBERT J. LUNG & ASSOCIATES AND FLOWN IN DECEMBER 2013.
22. EXISTING STRUCTURES, TREES AND LANDSCAPE TO BE REMOVED.
23. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SUBJECT SITE.
24. NOT A FLOOD HAZARD AREA.

LOT SUMMARY:
1. TOTAL EXISTING LOTS: 1
2. TOTAL PROPOSED LOTS: 1
3. TOTAL GROSS AREA: 143,440 SQ. FT. (3.29 AC.)
(TO CENTERLINE OF ABUTTING STREET)
NET AREA: 122,202 SQ. FT. (2.805 AC.)
4. PROPOSED 22 UNITS.
5. PROPOSED PARKING:
RESIDENTIAL PARKING PROVIDED: 44 2 CAR GARAGE SPACES
GUEST PARKING PROVIDED: 10 GUEST PARKING SPACES
APRON PARKING: 28 SPACES
TOTAL PARKING PROVIDED: 80 SPACES
6. COMMON OPEN SPACE: 14,998 SQ. FT.
PRIVATE OPEN SPACE: 27,438 SQ. FT.
TOTAL OPEN SPACE: 42,436 SQ. FT.

UTILITIES COMPANIES:
ELECTRIC SOUTHERN CALIFORNIA EDISON: PHONE: (605) 655-4555
GAS SEMPR: PHONE: (800) 427-2200
CABLE TIME WARNER CABLE: PHONE: (888) 255-5789
TELEPHONE VERIZON: PHONE: (800) 483-4000
TRASH ATHENS SERVICES: PHONE: (626) 336-6100
SANITARY SEWER CITY OF AZUSA: PHONE: (626) 364-5220
WATER AZUSA LIGHT & WATER: PHONE: (626) 812-5225

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

VICINITY MAP
NOT TO SCALE

- ABBREVIATION:**
- A.P. ANGLE POINT
 - A.C. ASPHALT
 - B.W. BACK OF WALK
 - B.C. BEGIN CURVE
 - C.L. CENTERLINE
 - C.O. CONCRETE
 - D.W. DRIVEWAY
 - E.D. EDGE OF DRIVEWAY
 - E.G. EDGE OF GUTTER
 - E.C. END CURVE
 - F.F. FINISHED FLOOR
 - F.G. FINISHED GRADE
 - F.S. FINISHED SURFACE
 - F.H. FIRE HYDRANT
 - F.L. FLOW LINE
 - G.B. GRADE BREAK
 - G.F. GARAGE FLOOR
 - H.C. HOUSE CONNECTION
 - H.P. HIGH POINT
 - H.V. INVERT
 - M.H. MANHOLE
 - N.G. NATURAL GROUND
 - P.O.S. POINT ON SLOPE
 - P.L. PROPERTY LINE
 - P.P. POWER POLE
 - S.D.M.H. STORM DRAIN MANHOLE
 - S.S.M.H. SANITARY SEWER MANHOLE
 - T.C. TOP OF CURB
 - T.G. TOP OF GRATE
 - T.W. TOP OF WALL
 - T.S. TOP OF STEP
 - T.G.B. TOP OF GRADE BEAM
 - B.S. BOTTOM OF STEP
 - D.S. DOWNSPOUT
 - G.S. GROUND SHOT

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A.DIG ALERT AT 1400-227-2880 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER
NEWMAN GARRISON
1401 DOVE STREET
SUITE 401
NEWPORT BEACH, CA 92660
PHONE: (949) 756-0818

OWNER:
TRINITY LUTHERN CHURCH OF COVINA CALIFORNIA
16050 E. SAN BERNARDINO ROAD
COVINA, CA 91722

BENCH MARK:
B.M. NO. G 4955 ELEV. 421.134
DPW BM TAG E CB 13M(42.7 FT) N/O
BOR @ NE COR RWINDALE AVE &
SAN BERNARDINO RD
COVINA (2005)

PLANS PREPARED BY:
MORAN CONSULTING CORPORATION
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
1907 Border Avenue
Torrance, California 90501
(310) 320-4125 Fax (310) 320-5125
E-Mail Address: bquinn@moran-corp.com
David W. Moran
DATE: 07-21-14 JOB N°: 213042 DRAWN BY: SAZ

REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DEVELOPER:
WATT COMMUNITIES
2718 OCEAN PARK BLVD.# 2025
SANTA MONICA, CA 90405
ATTN: ERFREM JOELSON
(310) 314-6074
(310) 450-0281 FAX
ejolson@wattcommunities.com

PROJECT TITLE
TENTATIVE TRACT NO. 072718
FOR CONDOMINIUM PURPOSES

JOB ADDRESS 16050 E. SAN BERNARDINO ROAD COVINA, CA 91722	SCALE: 1" = 20'
LEGAL DESCRIPTION SEE ABOVE HEREON.	SHEET 2 OF 2

EXHIBIT MAP

TENTATIVE MAP DATED 07-22-2014
EXHIBIT MAP DATED 07-22-2014

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the sewer area study PC 12230AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of West Covina and the City of Baldwin Park.
2. A revised tentative map is required to show the following items:
 - a. Provide and label minimum 10 feet sanitary sewer easement for all sewer lines. Sanitary sewer easement shown near the southerly tract boundary should be dedicated to Los Angeles County.
 - b. Provide information on whether there are any existing underground cables along the southerly tract boundary would cause any conflict with the proposed sewer mainline.



Prepared by Vilong Truong
TR72718s-rev1.doc

Phone (626) 458-4921

Date 08-06-2014

TENTATIVE MAP DATED 07-22-2014
EXHIBIT MAP DATED 07-22-2014

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- A revised tentative map and/or exhibit map is required to show the following items:
 - a. Label all existing water main lines with the name of corresponding water purveyor.
 - b. Show location of proposed point of connection from proposed development to existing public water. (Is there only a proposed point of connection on San Bernardino Road and Shadydale Avenue? Are there connections to existing public water near the north-easterly tract boundary?)


Prepared by Vilong Truong
tr72718w-rev1.doc

Phone (626) 458-4921


Date 08-06-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072718

Page 1/1

TENTATIVE MAP DATED 07-22-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:


Prepared by John Chin

Phone (626) 458-4918

Date 04-21-2014

tr72718L-new.doc

<http://planning.lacounty.gov/case/view/tr072718/>

The following reports consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 07-22-2014
EXHIBIT MAP DATED 07-22-2014

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW *JKL*
Prepared by John Chin
tr72718L-rev1.doc
<http://planning.lacounty.gov/case/view/tr072718/>

Phone (626) 458-4918

Date 08-13-2014

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP _____ 072718
SUBDIVIDER _____ Watt Communities LLC
ENGINEER _____ R.T Quinn & Assoc.
GEOLOGIST _____ ---
SOILS ENGINEER _____ ---

TENTATIVE MAP DATED _____ 7/23/14
LOCATION _____ Covina
GRADING BY SUBDIVIDER [Y] (8,900 c.y.)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7/31/14 is attached.

Prepared by


Ricardo Lopez-Maldonado

Reviewed by


Charles NestleDate 5 August 2014

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129 / A867
Sheet 1 of 1

Tentative Tract Map 72718
Location Covina
Developer/Owner Watt Communities LLC
Engineer/Architect R. T. Quinn & Associates
Soils Engineer ---
Geologist ---

DISTRIBUTION:

___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 7/23/14
Previous Review Sheet Dated 4/28/14

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>

Prepared by _____



Date 7/31/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gme\pub\Development Review\Soils Review\Jeremy\TR 72718, Covina, TTM-A_2.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 82 feet from centerline including a frontage road along the property frontage on San Bernardino Road. 42 feet of additional right of way is required along the property frontage.
2. Construct improvements to extend the frontage road along the property frontage, including curb, gutter, base, pavement, and sidewalk (5 foot sidewalk adjacent to the property line) to the satisfaction of Public Works. The frontage road shall be a minimum of 34 feet curb to curb. Permission is granted to reduce the parkway on the south side of the frontage road to 10 feet.
3. Construct adequate transition between existing and proposed improvements on the westerly property line to the satisfaction of Public Works.
4. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
5. Construct new driveway to the satisfaction of Public Works.
6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
7. Repair any damaged improvements during construction to the satisfaction of Public Works.
8. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
9. Plant street trees along the property frontage on San Bernardino Road and the frontage road to the satisfaction of Public Works.
10. The homeowners association shall be responsible for maintenance of the greenscape along the street frontage on the frontage road south of San Bernardino Road and on the island between San Bernardino Road and the frontage road. A maintenance covenant may be required.
11. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

12. Provide street lights on concrete poles with underground wiring along the property frontage on East San Bernardino Road to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.

Upon submittal of street lighting plan(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of street lights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or AutoCADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for street lights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626)-300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all street lights in the project,

TENTATIVE MAP DATED 07-22-2014
EXHIBIT MAP DATED 07-22-2014

or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided the above conditions are met, all street lights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.

13. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works

Prepared by Omar Ahmed
tr072718r

OA

Phone (626) 458-4921

Date 08-18-2014

